

COMMITTEE AMENDMENT FORM

DATE: 10/29/08

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #08-O-1764 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING ON AUGUST 7, 2008.

AMENDMENT DONE BY COUNCIL STAFF 10/17/08

City Council
Atlanta, Georgia

08-O-1764

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-08-60
Date Filed: 8-7-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **814 Bellemeade Avenue. N.W.** be changed from the R-4A (Single family Residential) District to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 152, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

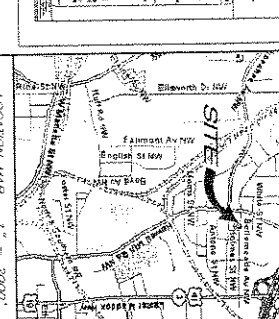
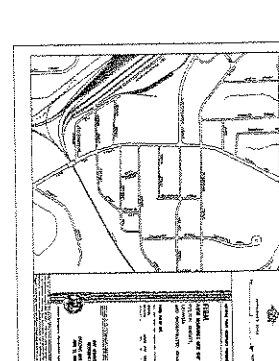
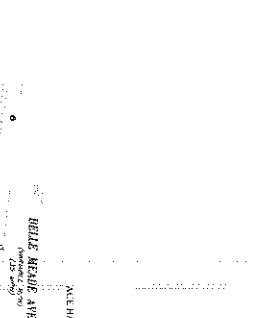
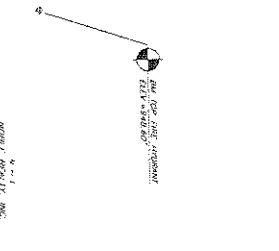
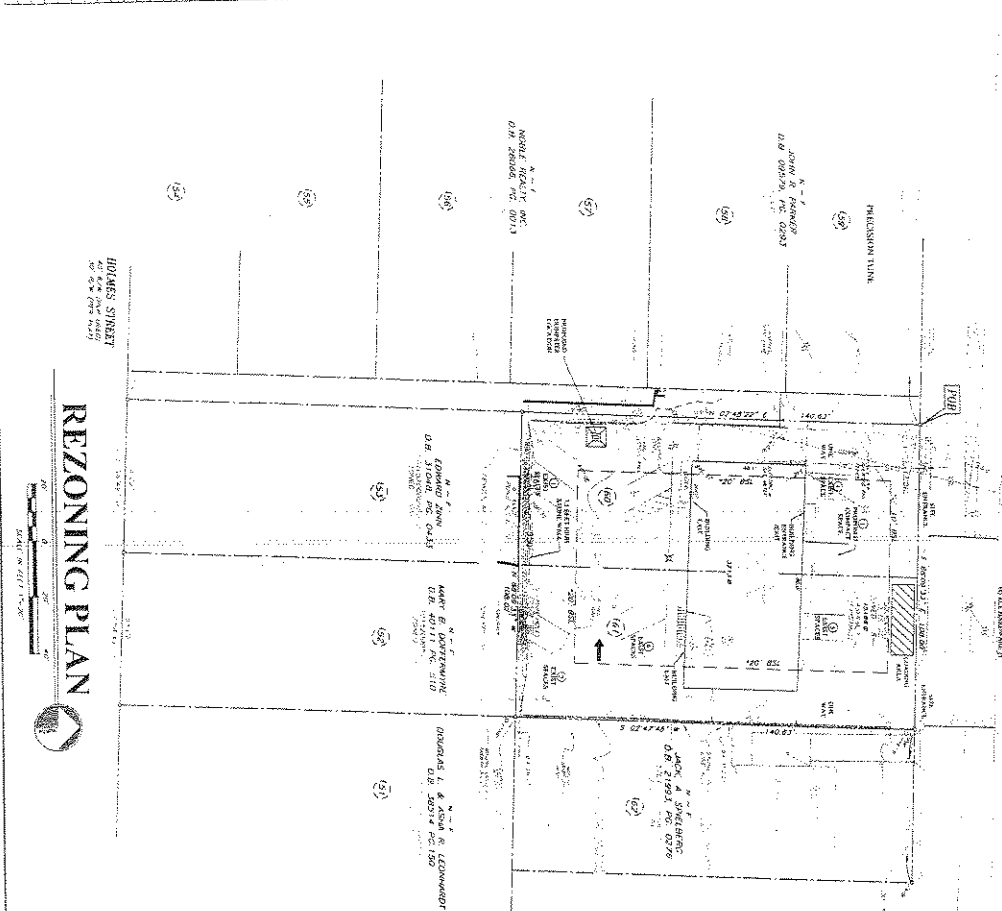
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-08-60 for 814 Bellemeade Avenue, N.W.

1. Site Plan titled "Proposed Rezoning for 814 Bellemeade Avenue", dated August 6, 2008 and stamped received by the Bureau of Planning on August 7, 2008.
2. Building height not to exceed 35 ft above grade
3. Finished FAR not to exceed 0.5
4. Prohibited uses:
 - a. Adult themed businesses, public baths, modeling establishments and massage parlors
 - b. Automobile dealerships
 - c. Bowling alleys, billiard parlors, and arcades
 - d. Car washes
 - e. Crematories, funeral homes, undertakers and embalming establishments
 - f. Drive-through and drive-in businesses
 - g. Filling stations
 - h. Hotels, rooming houses, and campgrounds
 - i. Laundry services, Laundromats, and dry cleaners
 - j. Liquor stores
 - k. Motor vehicle repair shops
 - l. Night clubs
 - m. Pawn shops, lending establishments, bail bonds, and check cashers
 - n. Public parking lots and garages
 - o. Tattooing establishments

LEFLEND

1. MR. MORRIS RAY
2. MR. LEO RAY
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REZONING PLAN

RECEIVED
AUG - 7 2008
Bureau of
Planning

2-05-60

SITE ANALYSIS	
1. TOTAL GROSS AREA	6.48 AC.
2. TOTAL BUILDING AREA	19,942 S.F.
3. BUILDING FOOTPRINT COVERED	2.54 AC'S
4. TOTAL PAVED AREA	21.97 AC'S
5. TOTAL PAVED PERCENTAGE	33.95%
6. TOTAL PERCENTAGE	33.95%
7. TOTAL PERCENTAGE	22.94 AC'S
8. TOTAL PERCENTAGE	1.97 AC'S
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100. TOTAL PERCENTAGE	6.48 AC'S

[illegible]

FOR:
814 BELLEMEADE,
LLC

**814 BELLEMEADE
AVENUE**
LOCATED IN LAND LOT 152
37TH DISTRICT;
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

PROJECT:
PROPOSED
REZONING



PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7686
FAX 770.650.7684
www.data5000mitchell.com

REVISIONS

**REZONING
PLAN
PZ.1**

City Council
Atlanta, Georgia

08-0 -1764

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-60
Date Filed: 8-7-08

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SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

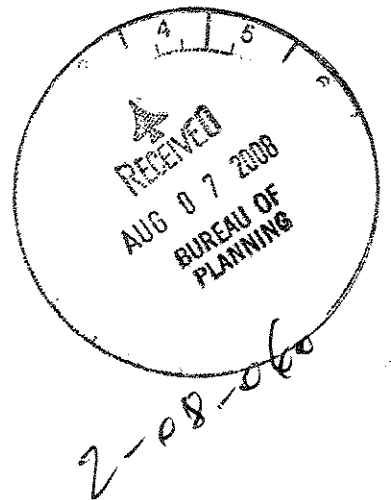
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF BELLE MEADE AVENUE AND THE EASTERLY RIGHT-OF-WAY OF HOWELL MILL ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY 187 FEET (TIE OF RECORD);

SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF BELLE MEADE AVENUE SOUTH 88 DEGREES 09 MINUTES 33 SECONDS EAST, 108.00 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 02 DEGREES 47 MINUTES 48 SECONDS WEST, 140.63 FEET TO A POINT; THENCE NORTH 88 DEGREES 09 MINUTES 33 SECONDS WEST, 108.02 FEET TO A #4 REBAR SET; THENCE NORTH 02 DEGREES 48 MINUTES 22 SECONDS EAST, 140.63 FEET TO A PK NAIL SET ON SAID SOUTHERLY RIGHT-OF-WAY;

SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 0.35 ACRES (15,188 SQUARE FEET)



RCS# 2416
9/15/08
2:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

08-O-1764 1765, 1766, 1767, 1768, 1769, 1770

08-O-1771, 1772, 1773

REFER ZRB/ZONE.

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE